

Minutes of the Regular Work Session of the  
Board of Mayor and Aldermen, City of Kingsport, Tennessee  
Monday, February 18, 2013, 4:30 PM  
Council Room – City Hall

PRESENT: Board of Mayor and Aldermen

Mayor Dennis Phillips

Alderman John Clark

Alderman Valerie Joh

Alderman Mike McIntire

Vice-Mayor Tom C. Parham

Alderman Tom Segelhorst

Alderman Jantry Shupe

City Administration

John G. Campbell, City Manager

J. Michael Billingsley, City Attorney

James H. Demming, City Recorder

1. **CALL TO ORDER:** 4:30 p.m. by Mayor Phillips.

2. **ROLL CALL:** By City Recorder Marshall.

3. **WORK SESSION TICKLER.** Public Works Director Ryan McReynolds gave an update on the PET Dairy engineering building and provided details on the bids received, pointing out they came in lower than the original estimate. He noted the \$277,000 figure was up to date. Alderman Segelhorst asked for the recordable incident rate for the year regarding employee injuries. Mr. Campbell stated he would provide it at a later date. Mr. Segelhorst commented on the injuries so far this year. Risk Manager Terri Evans responded that each department is working hard and that she also performs inspections. Mr. Segelhorst stated there should be training on slips/trips/falls as well as sprains/strains, pointing out he was not concerned with workers compensation claims, but rather with people not getting hurt. Ms. Evans stated she would happy to provide this training. Mayor Phillips suggested whenever there was an injury, the supervisor should appear at a BMA meeting and give a detailed report on what happened, how it happened and how it can be resolved in future instances.

4. **AQUATIC CENTER UPDATE.** Mr. Frank Brewer provided information on key items of progress and discussed the schedule over the next 30 days. Alderman Segelhorst asked if the sidewalks would be complete and Mr. McReynolds stated yes, noting it would be valuable for pedestrians other than those utilizing the aquatic center.

5. **AARP/ACTIVE TRANSPORTATION PRESENTATION.** Transportation Planner Chris Campbell gave a presentation on establishing a liveable community, stating this would be a place to grow up and grow old by catering to all ages. He gave details on demographics, economics and provided some recommendations to start this transition, such as reverse angle parking. He answered questions from the board and considerable discussion followed. Mayor Phillips commented there needs to be a three or five year plan of what should be implemented and how it will be paid for.

*[NOTE: Item 7 on the tickler and Item VI.B.5 from the regular agenda were discussed next.]*

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**6. HEALTH CARE CLINICS UPDATE.** Alderman McIntire presented this item and stated the concept was for employees to stay well and if ill, to recover quickly with accessible care while controlling costs. He stated the clinic is important because it reduces time off and less money is spend on prescriptions. Mr. McIntire mentioned many other cities that successfully utilize a similar program, including Morristown, Chattanooga, Knoxville and Greeneville. He gave details on the RFP [*request for proposals*] process ultimately recommended to the BMA a two year contract with Care Here, with the option of a three year extension. Ms. Terri Evans pointed out that savings is based on utilization in that the more the clinic is used, the great the savings for the city. Considerable discussion ensued as staff answered questions.

**7. STADIUM UPDATE FROM BOE.** Mr. Ed O'Hara provided information on this item, discussing the history and progress of the project thus far. He showed the plans for the improvements and explained the proposed changes, pointing out it would be more cost-effective to build new bathrooms rather than renovate the old ones. The total cost estimate for this project is around 4.1 million dollars. Dr. Ailshie also pointed the schools would prefer the scoreboard be included in the initial project and paid back from revenues. Mr. Campbell stated staff would have other CIP projects to present soon and that no decision is being asked of the board at this time. There was considerable discussion. Mayor Phillips asked Mr. Randy Montgomery if the school board approved of the project. Mr. Montgomery replied yes, since it meets the needs as a whole. The mayor also pointed out that the city will not be raising taxes or selling bonds in regards to this project. [*Note: Item VI.B.5 was also addressed during this discussion.*]

**8. SULLIVAN STREET UPDATE.** Public Works Director Ryan McReynolds provided details on this item.

**9. REVIEW OF AGENDA ITEMS ON THE FEBRUARY 19, 2013 REGULAR BUSINESS MEETING AGENDA.** City Manager Campbell, members of staff and community members provided a summary or presentation for each item on the proposed agenda. Those items the Board discussed at greater length or which received specific questions or concerns included:

**VI.B.3 Consideration of an Ordinance Declaring the Property Surplus at 232 Cherokee Village Drive and Transferring Ownership to the Kingsport Housing and Redevelopment Authority** (AF: 45-2013). Planning Manager Lynn Tully presented this item, stating this was an effort to bolster the affordable housing program through a partnership with KHRA and Eastern 8. Ms. Tully noted the property was acquired during the Gibson Mill Road realignment project and this is the remaining portion. City Attorney Billingsley provided further details and answered questions regarding the declaration of surplus property. Alderman Joh pointed out the lot was very small and not really suitable to sell.

**VI.B.5 Consideration of an Ordinance to Amend the General Fund, State Street Aid and General Project Fund Budgets** (AF: 56-2013). See Tickler Item #7.

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**VI.D.2 Consideration of a Resolution Authorizing the Issuance of a Purchase Order for Three School Buses to Mid-South Bus Center, Inc. (AF: 50-2013).** Fleet Manager Steve Hightower confirmed for Alderman Segelhorst the greater financial benefit was through trade-in rather than selling the buses on govdeal.com.

**VI.D.6 Consideration of a Resolution Rejecting the Bid for the Purchase of Two (2) Compact Electric Powered Sedans from Blue Ridge Nissan (AF: 46-2013).** City Manager Campbell provided details on this item, noting the one bid was being rejected because it was on a 2012 model. More bids will be received on a 2013 model.


**VII.4 Approve Issuance of Certificates of Compliance for Businesses to Sell Retail Alcoholic Beverages (AF: 43-2013).** City Manager Campbell stated this is the annual re-licensing for the package stores. City Attorney Billingsley pointed out the stated has asked the city to start doing all the stores together at one time. City Recorder Demming noted these stores were for 2013 and the rest of the stores would be presented in November for 2014.

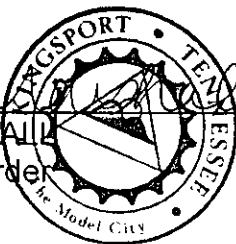
City Recorder Demming presented to the Board the report required by the state pertaining to the recent bond refunding approved in January and closed on February 8. Mr. Demming stated there were eleven bidders and the final actual savings was 2.7 million dollars which was 5.7%. He pointed out this was well above our target savings rate and noted the majority of the refunding was in sewer funds.

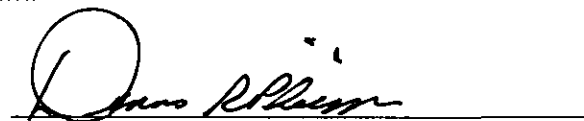
**BOARD COMMENT.** Alderman Joh invited everyone to a carousel and craft show which will be held at the Farmers Market over the weekend of March 22.

**PUBLIC COMMENT.** None.

**10. ADJOURN.** Seeing no other matters presented for discussion at this work session, Mayor Phillips adjourned the meeting at 7:25 p.m.

  
ANGELA MARSHALL  
Deputy City Recorder



  
DENNIS R. PHILLIPS  
Mayor